

EXHIBIT 9

Deed to Debtor Pg 2 of 7

Donna G. Silberman, County Clerk

1 South Main St., Ste. 100

New City, NY 10956

(845) 638-5070

Rockland County Clerk Recording Cover Sheet

Received From :

SHEM OLAM LLC
18 MOUNTAIN AVE
MONSEY, NY 10952

First GRANTOR

82 HIGHVIEW LLC

First GRANTEE

SHEM OLAM LLC

Index Type : Land Records

Instr Number : 2021-00027314

Book : Page :

Type of Instrument : Deed

Type of Transaction : Deed Other

Recording Fee: \$321.00

Recording Pages : 6

The Property affected by this instrument is situated in Ramapo, in the County of Rockland, New York

Real Estate Transfer Tax

RETT #: 7755

State of New York

Deed Amount \$10.00

County of Rockland

RETTT Amount: \$0.00

I hereby certify that the within and foregoing was recorded in the Clerk's office for Rockland County, New York

Total Fees : \$321.00

On (Recorded Date) : 06/30/2021

2021-06-30 09:43:00 AM

At (Recorded Time) : 3:43:00 PM



Doc ID - 053865150006


Donna G. Silberman
County Clerk

This sheet constitutes the Clerks endorsement required by Section 319 of Real Property Law of the State of New York

CONSULT YOUR LAWYER BEFORE SIGNING THIS INSTRUMENT-THIS INSTRUMENT SHOULD BE USED BY LAWYERS ONLY

THIS INDENTURE; made the 29th day of JUNE, 2021

BETWEEN

82 Highiew LLC of 82 Highview Rd Suffern NY 10901
party of the first part, and

Shem Olam LLC *18 MOUNTAIN AVE MONSEY NY 10548* A.Z.

party of the second part,

WITNESSETH, that the party of the first part, in consideration of TEN dollars
paid by the party of the second part, does hereby grant and release unto the party of the second part, the heirs
or successors and assigns of the party of the second part forever, as per the collateral agreement between
Yeshiva Chofetz Chaim Inc and Shem Olam LLC dated June 29 2021.

All that certain Lot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying
and being in the County of Rockland in the Town of Ramapo. TWO PARCELS as per the descriptions attached
in schedule A.

TOGETHER with all right, title and interest, if any, of the party of the first part in and to any streets and roads
abutting the above described premises to the center lines thereof; TOGETHER with the appurtenances and all
the estate and rights of the party of the first part in and to said premises; TO HAVE AND TO HOLD the
premises herein granted unto the party of the second part, the heirs or successors and assigns of the party of
the second part forever.

AND the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party of the
first part will receive the consideration for this conveyance and will hold the right to receive such consideration
as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same
first to the payment of the cost of the improvement before using any part of the total of the same for any other
purpose. The word "party" shall be construed as if it read "parties" whenever the sense of this Indenture so
requires.

IN WITNESS WHEREOF, the party of the first part has duly executed this deed the day and year first above
written.

IN PRESENCE OF:

Witness

John B
82 Highiew LLC By Rabbi Aryeh Zaks

MANAGER A.Z.

ACKNOWLEDGEMENT TAKEN IN NEW YORK STATE

State of New York, County of Rockland __, ss:

On the 29th day of JUNE in the year 2021, before me, the undersigned, personally appeared Rabbi Aryeh Zaks , personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

David M Schlachter
NYS Notary Public
No. 025C0182100 - New York County
Commission Expires 07/23/24



ACKNOWLEDGEMENT BY SUBSCRIBING WITNESS
TAKEN IN NEW YORK STATE

State of New York, County of _____, ss:

On the _____ day of _____ in the year _____, before me, the undersigned, a Notary Public in and for said State, personally appeared _____, the subscribing witness to the foregoing instrument, with whom I am personally acquainted, who, being by me duly sworn, did depose and say that he/she/they reside(s) in _____

(if the place of residence is in a city, include the street and street number if any, thereof); that he/she/they know(s) _____ to be the individual described in and who executed the foregoing instrument; that said subscribing witness was present and saw said _____ execute the same; and that said witness at the same time subscribed his/her/their name(s) as a witness thereto

**BARGAIN & SALE DEED
WITHOUT COVENANTS**

Title No.

82 Highview LLC

TO

Shem-Olam LLC

18 Mountain Ave

Monsey NY 10952

ACKNOWLEDGEMENT TAKEN IN NEW YORK
STATE

State of New York, County of _____, ss:

On the _____ day of _____ in the year _____, before me, the undersigned, personally appeared _____, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

ACKNOWLEDGEMENT TAKEN OUTSIDE NEW YORK
STATE

*State of _____, County of _____, ss:

*(Or insert District of Columbia, Territory, Possession or Foreign County)

On the _____ day of _____ in the year _____, before me the undersigned personally appeared _____ Personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), that by his/her/their signature(s) on the instrument, the individual(s) or the person upon behalf of which the individual(s) acted, executed the instrument, and that such individual make such appearance before the undersigned in the

(add the city or political subdivision and the state or country or other place the acknowledgement was taken).

SECTION: 49-17

BLOCK: 2

LOT: _____ 42 _____

COUNTY OR TOWN: Rockland County Town of Ramapo _____

RETURN BY MAIL TO:

RETURN TO:

UNIVERSITY PLAZA

RIVERSIDE ABSTRACT, LLC
as Agent for
Fidelity National Title Insurance Company

SCHEDULE A - DESCRIPTION

Title No.: RANY-15937

Parcel I:

ALL that certain plot, piece or parcel of land, situate, lying and being in the Village of Suffern, Town of Ramapo, County of Rockland, State of New York, more particularly bounded and described as follows:

BEGINNING at a point locate on the northerly boundary of Highview Road, said point being located 30 feet from the centerline of the original right of way of Highview Road and further described as being located 301.34 feet from the westerly terminus of the westerly return curve formed by the intersection of the northerly right of way of Highview Road and the westerly boundary of Wendover Lane;

thence the following courses and distances:

Parallel to Highview Road North 74 degrees 40 minutes 00 seconds West 171.28 feet;

Along a stone wall North 2 degrees 40 minutes 06 seconds East 369.05 feet;

THENCE South 74 degrees 27 minutes 03 seconds West 300.81 feet;

THENCE South 19 degrees 22 minutes 00 seconds East 336.53 feet;

On a curve to the right on a tangent to the previous course a radius of 25 feet, an arc length of 37.51 feet, subtended by a central angle of 85 degrees 58 minutes 00 seconds to the point of BEGINNING.

Note: Address, Block & Lot shown for informational purposes only.

Designated as Section 49.17 Block 2, Lot 42 Rockland County and also known as 24 Highview Road.

SCHEDULE A cont.

Parcel II.

ALL that certain plot, piece or parcel of land, situate, lying and being in the Village of Suffern, Town of Ramapo, County of Rockland, State of New York, known and designated as Lot 47 and 47.1 Block No. 2, which said lot is more particularly bounded and described as follows:

BEGINNING at a point locate on the northerly boundary of Highview Road, said point being located 30 feet from the centerline of the original right of way of Highview Road and further described as being located 102.01 feet from the westerly terminus of the westerly return curve formed by the intersection of the northerly right of way of Highview Road and the westerly boundary of Wendover Lane;

thence the following courses and distances:

Parallel to Highview Road North 74 degrees 40 minutes 00 seconds West 199.33 feet;

On a curve to the left, on a reverse tangent to the previous course a radius of 25 feet, an arc length of 37.51 feet, subtended by a central angle of 85 degrees 58 minutes 00 seconds;

North 19 degrees 22 minutes 00 seconds East 336.53 feet;

North 74 degrees 27 minutes 03 seconds west 300.81 feet to a point located along a stone wall;

Along a stone wall, North 2 degrees 40 minutes 06 seconds East 831.09 feet to a point located 25 feet southerly from the centerline of the original right of way of Carlton Road;

On a curve to the left, concentric with Carlton Road a radius of 94.42 feet, an arc length of 27.61 feet, subtended by a central angle of 16 degrees 45 minutes 11 seconds and having a chord bearing North 34 degrees 12 minutes 12 seconds East;

Along a stone wall, South 72 degrees 15 minutes 00 seconds East 707.77 feet to an existing marble monument;

South 19 degrees 22 minutes 00 seconds West 1170.03 feet to the point of BEGINNING.

Note: Address, Block & Lot shown for informational purposes only

Designated as Section 49.17 Block 2, Lot 47 Rockland County and also known as 82 Highview Road.

FOR COUNTY USE ONLY		INSTRUCTIONS(RP-5217-PDF-INS): www.orps.state.ny.us	
C1. SWIS Code	<u>392607</u>		
C2. Date Deed Recorded	Month	Day	Year
C3. Book	<u>2021</u> C4. Page <u>27314</u>		
PROPERTY INFORMATION		 New York State Department of Taxation and Finance Office of Real Property Tax Services RP- 5217-PDF Real Property Transfer Report (8/10)	

1. Property Location	82 & 105 * STREET NUMBER			Highview Rd & Carlton Rd * STREET NAME			
	Ramapo * CITY OR TOWN			VILLAGE <u>10901</u> * ZIP CODE			
2. Buyer Name	Shem Olam LLC * LAST NAME/COMPANY			FIRST NAME			
3. Tax Billing Address	Indicate where future Tax Bills are to be sent if other than buyer address(at bottom of form)			LAST NAME/COMPANY FIRST NAME			
4. Indicate the number of Assessment Roll parcels transferred on the deed	2	# of Parcels	OR	<input type="checkbox"/> Part of a Parcel	(Only if Part of a Parcel) Check as they apply:		
5. Deed Property Size	* FRONT FEET	X	OR	14.40	* DEPTH	* ACRES	
6. Seller Name	82 Highview LLC * LAST NAME/COMPANY			FIRST NAME			
7. Select the description which most accurately describes the use of the property at the time of sale:	Check the boxes below as they apply: 8. Ownership Type is Condominium <input type="checkbox"/> 9. New Construction on a Vacant Land <input type="checkbox"/> 10A. Property Located within an Agricultural District <input type="checkbox"/> 10B. Buyer received a disclosure notice indicating that the property is in an Agricultural District <input type="checkbox"/>						
SALE INFORMATION							
11. Sale Contract Date	06/29/2021						
* 12. Date of Sale/Transfer	06/29/2021						
* 13. Full Sale Price	10.00						
(Full Sale Price is the total amount paid for the property including personal property. This payment may be in the form of cash, other property or goods, or the assumption of mortgages or other obligations.) Please round to the nearest whole dollar amount.							
14. Indicate the value of personal property included in the sale	.00						
Conveyance is being used to secure a debt or other obligation as per a collateral agreement							
ASSESSMENT INFORMATION - Data should reflect the latest Final Assessment Roll and Tax Bill							
16. Year of Assessment Roll from which information taken(YY)	20	* 17. Total Assessed Value	\$476,000 -				
* 18. Property Class	612	* 19. School District Name	Ramapo				
* 20. Tax Map Identifier(s)/Roll Identifier(s) (If more than four, attach sheet with additional Identifier(s)) 49.17-2-42 49.17-2-47							

CERTIFICATION

I Certify that all of the items of information entered on this form are true and correct (to the best of my knowledge and belief) and I understand that the making of any wilful false statement of material fact herein subject me to the provisions of the penal law relative to the making and filing of false instruments.


SELLER SIGNATURE
 DATE: 6-27-21
BUYER SIGNATURE
 DATE: 6-29-21
BUYER SIGNATURE
 DATE: 6-29-21

(Enter information for the buyer. Note: If buyer is LLC, society, association, corporation, joint stock company, estate or entity that is not an individual agent or fiduciary, then a name and contact information of an individual/responsible party who can answer questions regarding the buyer must be entered. Type or print clearly.)						
Zaks LAST NAME: <u>845</u> FIRST NAME: <u>Rabbi Aryeh</u> AREA CODE: <u>538</u> STREET NAME: <u>7709</u> TELEPHONE NUMBER (Ex: 9999999)						
18 STREET NUMBER: <u>Mountain Ave</u> STREET NAME: <u></u> Monsey CITY OR TOWN: <u></u> STATE: <u>NY</u> ZIP CODE: <u>10952</u>						
BUYER'S ATTORNEY LAST NAME: <u></u> FIRST NAME: <u></u> AREA CODE: <u></u> STREET NAME: <u></u> TELEPHONE NUMBER (Ex: 9999999)						